

**NWOBOA CODE CHANGE
FOR LUCAS COUNTY BUILDING REGULATIONS**

effective July 1, 2004

ORC Section 405.1 Concrete or masonry foundations. Drains shall be provided around all concrete or masonry foundations enclosing habitable or usable spaces located below grade. *In areas where a high water table or other severe soil-water conditions are known to exist, drains shall also be provided around all concrete or masonry foundations enclosing crawl space areas.* Drainage tiles, gravel or crushed stone drains, perforated pipe or other approved systems or materials shall be installed at or below the area to be protected and shall discharge by gravity or mechanical means into an approved drainage system. Gravel or crushed stone drains shall extend a minimum of 1 foot (305mm) beyond the outside edge of the footing and a minimum of 6 inches (153mm) above the top of the footing and be covered with an approved filter membrane material. The top of open joints of drain tiles shall be protected with strips of building paper, and the drainage tiles or perforated pipe shall be placed on a minimum of 2 inches (51mm) of washed gravel or crushed rock at least one sieve size larger than the tile joint opening or perforation and covered with a minimum of 6 inches (153mm) of the same material.

405.1.1 Prohibited drainage. Roof drains and downspouts shall not be connected to the foundation drain system. They shall be independent and not interconnected.

Exception: A drainage system shall not be required where the foundation is installed on well-drained ground or sand-gravel mixture soils according to the Unified Soil Classification System, Group I Soils, as listed in Table 405.1

405.2.3 Drainage system. *In other than Group I soils, a sump shall be provided to drain the area to be protected under habitable or usable spaces located below grade and in crawl space areas.* The sump shall be a minimum of 24 inches (610mm) in diameter or 20 inches square (508mm²), shall extend at least 24 inches (610mm) below the bottom of the basement floor *or crawl space surface* and shall be capable of positive gravity or mechanical drainage to remove any accumulated water. The drainage system shall discharge into an approved sewer system, *where available*, or to daylight.

ORC 406.1 Concrete and masonry dampproofing. Except where required to be waterproofed by Section R406.2, foundation walls that retain earth and enclose habitable or usable spaces located below grade shall be dampproofed from the top of the footing to the finished grade. Masonry walls shall have not less than 3/8" (9.5mm) portland cement parging applied to the exterior of the wall. The parging shall be dampproofed with a bituminous coating, 3 pounds per square yard (1.63 kg/m²) of acrylic modified cement, 1/8" (3.2mm) coat of surface-bonding mortar complying with ASTM C887 or any material permitted for waterproofing in Section R406.2. Concrete walls shall be dampproofed by applying any one of the above-listed dampproofing materials or any one of the waterproofing materials listed in Section R406.2 to the exterior of the wall.

In areas where a high water table or other severe soil-water conditions are known to exist, exterior foundation walls enclosing crawl space areas shall also be dampproofed.

ORC Section 406.2 Concrete and Masonry Foundation Waterproofing. *In areas within the jurisdiction of the Lucas County Building Regulations Department, all one, two and three family dwellings with exterior foundation walls enclosing habitable or usable spaces located below grade, including basements, shall be waterproofed with a membrane extending from the top of the footing to the finished grade. The membrane shall consist of 2-ply hot-mopped felts, 55 pound (25kg) roll roofing, 6-mil (0.15mm) polyvinyl chloride, 6-mil (0.15mm) polyethylene, 40 mil (1mm) polymer-modified asphalt, an approved certified waterproofing system, or an approved engineered design alternative. The joints in the membrane shall be lapped and sealed with an adhesive compatible with the waterproofing membrane.*

Exceptions:

- 4. Where a new construction home is in an area of well-drained ground or sand-gravel mixture soils classified as Group I Soils, as listed in Table 405.1, no waterproofing shall be required.*